

## Jim Woodsmall

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**From:** Jeff.Werwie@jci.com  
**Sent:** Monday, May 02, 2011 10:40 AM  
**To:** bstahly@goshenschools.org; Jim Woodsmall  
**Subject:** appraisal

Bruce, I am out of the office but the appraisal was mailed to me today. I will make a copy and forward to you tomorrow. My administrative person opened it this morning.

Iverson Grove appraised the land at \$560,000; however, they said the buildings would be too costly to repair so demolition appears to be the only option. Therefore, all 3 demolition bids exceed the value of the land, so the entire property has no positive value according to the report.

Keep this information to yourself until you read the entire appraisal report.

thanks;

Jeff Werwie; CHMM, P.E.  
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Director, Environmental  
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5/2/2011

## ASBESTOS REMOVAL AT JOHNSON CONTROL'S FACULTY ON 1302 EAST MONROE ST., GOSHEN, IN

An inspection and testing performed by Micro-Air, Inc. in February, 2006, confirmed that there were asbestos containing materials in the pipe insulation; pipe fittings; roof drain; wrapped paper pipe insulation and fittings; thermal cement pipe fittings; vinyl floor tile and adhesive; sheet flooring and adhesive; certain base molding and adhesive; tape wrap on steam, soft water and domestic water pipe fittings; cement asbestos; paneling; asphalt roof cement and electrical conduit; and asphalt roof flashing. In 2006 Micro-Air, Inc. estimated the cost of the asbestos abatement totaling \$174,565. An abbreviated copy of their report and estimate is attached. In 2009 Johnson Controls prepared an estimate of the pre-demolition asbestos assessment and abatement activities. They estimated that these would cost \$218,415 and \$274,645.

DELTA Services, Inc. then gave an estimate on May 17, 2011, of \$209,300 for the asbestos removal with some alternate bids for the removal of universal and hazardous materials such as PCB's, florescent lights and associated mercury containing light tubes, thermostats and switches for an additional \$9,500. Their second alternative bid was to complete a lead based paint inspection and testing for an additional \$4,500, for a total of \$223,300.

The building cannot be demolished in compliance with applicable law without first removing the asbestos containing materials and other hazardous substances still in the structure.

### SOIL CAP

Testing at the site has confirmed elevated levels of trichloroethylene, erbium oxide, arsenic, cadmium, chromium, mercury, nickel, zinc, cyanide, and vinyl chloride in the soil. In order to prevent human exposure to these hazardous substances, Johnson Controls will install a two foot thick soil cap. The new owner will have the obligation not to disturb the soil. Any soil that is disturbed must be restored. There will be restrictive covenants limiting the uses that can be carried out on the property.